

Chair George C. Myers Commissioner Bruce Bartlett Commissioner John Jostes Commissioner Harwood A. White, Jr. Vice Chair Stella Larson Commissioner Charmaine Jacobs Commissioner Addison S. Thompson

# PLANNING COMMISSION FINISHED AGENDA

# CITY COUNCIL CHAMBERS CITY HALL – 735 ANACAPA STREET THURSDAY, MAY 22, 2008 1:00 P.M.

### I. NOTICES:

A. TUESDAY, MAY 20, 2008 SITE VISIT

**7:45 A.M.**630 GARDEN STREET
Community Development Parking Lot

1837 El Camino de la Luz 730 Miramonte Drive 101 E. Victoria Street 800 Santa Barbara Street

The Planning Commission will visit the project sites scheduled for review at the Thursday Planning Commission meeting. No public testimony will be taken, but the public is invited to attend. Call 564-5470 for additional information.

\*\* Site visits held. \*\*

B. THURSDAY, MAY 22, 2008 **LUNCH** 

12:15 P.M. DE LA GUERRA PLAZA City Hall, Room 15, Upstairs

The Planning Commission will meet informally with City Staff to discuss the following:

 103 S. Calle Cesar Chavez – Substancial Conformance Case Planner: Peter Lawson, Associate Planner Email: plawson@santabarbaraca.gov

### \*\* Heard \*\*

2. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.

# \*\* Update given. \*\*

- 3. Review and consideration of the following Planning Commission Draft Minutes and Resolutions continued from May 15, 2008:
  - a. Draft Minutes of February 14, 2008
  - b. Draft Minutes of February 21, 2008
  - c. Resolution 009-08 3230 State Street
  - d. Draft Minutes of April 17, 2008 Special Meeting
  - e. Draft Minutes of April 17, 2008
  - f. Resolution 013-08 210 W. Carrillo Street

### \*\* Reviewed and considered. \*\*

- 4. Review and consideration of the following Planning Commission Draft Minutes and Resolutions:
  - a. Draft minutes of March 06, 2008
  - b. Resolution 010-08 210 and 216 Miegs and 290 Lighthouse Road
  - c. Resolution 011-08 565 Yankee Farm Road
  - d. Draft minutes of March 13, 2008
  - e. Draft minutes of March 20, 2008
  - f. Resolution 012-08 1298 Coast Village Road

### \*\* Continued to June 12, 2008. \*\*

- C. This regular meeting of the Planning Commission will be broadcast live and rebroadcast in its entirety on Friday at 6:00 p.m. and again on Sunday at 9:00 a.m. on Channel 18. A video copy of this meeting will be viewable on computers with high speed internet access the following Monday at Noon. Click on *Online Meetings* at www.santabarbaraca.gov/pc
- D. **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Administrator's Office at (805) 564-5305. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- E. The Planning Commission agenda schedule is subject to change. It is recommended that applicants and interested persons plan to arrive at 1:00 P.M. However, for longer agendas, all parties are encouraged to monitor Channel 18 and, when the item prior to the application of interest begins, come to the Commission hearing.
- F. The scope of a project may be modified under further review. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for an item, please contact City Planning staff at (805) 564-5470 between the hours of 8:00 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under City Calendar to verify closure dates.
- G. **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St., City Clerk's Office, Central Library and posted online at www.SantaBarbaraCa.gov/pc Please note that online Staff Reports may not include some exhibits.

# II. PRELIMINARY MATTERS:

A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

# \*\* Requests were made. 800 Santa Barbara Street is continued to June 12, 2008\*\*

B. Announcements and appeals.

### \*\* Announcements were made. \*\*

C. Comments from members of the public pertaining to items not on this agenda. [Due to time constraints, each person is limited to two (2) minutes.]

\*\* No one wished to speak. \*\*

# III. <u>NEW ITEMS:</u>

**ACTUAL TIME: 1:07 P.M.** 

# A. <u>APPLICATION OF VADIM M. HSU, ARCHITECT, FOR KATHERINE DRISCOLL-ROCHE AND KEYT, 730 MIRAMONTE DRIVE, 035-050-060, A-1/E-1, SINGLE FAMILY, ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL 3 UNITS/ACRE (MST2006-00234)</u>

The project consists of the abatement and permitting of the following as-built conditions: two ground-mounted satellite dishes, removal of vinyl fencing surrounding existing satellite dish farm, two air conditioner units used for the approved Verizon equipment building, the replacement HVAC rooftop equipment, removal of two pole lights, removal of a ramp, and security lighting. In addition, the project includes the installation of a wooden fence surrounding the satellite dish farm and changes to the existing landscape plan, which is in compliance with all Zoning and Fire Code requirements. The applicant is also requesting permission for periodic small-scale events.

The discretionary application required for this project is a <u>Conditional Use Permit Amendment</u> to allow the as-built installation of two additional satellite dishes (SBMC§28.94.20).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301.

Case Planner: Suzanne Johnston, Assistant Planner

Email: sjohnston@santabarbaraca.gov

\*\* Approved CUP with amended conditions.

White/Thompson Vote: 6/0

Abstain: 0

Absent: 1 (Jostes)

Resolution No. 019-08. \*\*

### **ACTUAL TIME: 1:39 P.M.**

# B. <u>APPLICATION OF BRENT DANIELS, AGENT FOR HERB BARTHELS, 1837 ½</u> <u>EL CAMINO DE LA LUZ, APN 045-100-065, E-3/SD-3 ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, 5 UNITS/ACRE (MST2002-00214/CDP2002-00008)</u>

The proposed project involves construction of an approximately 1,505 square foot, twostory single family residence with an attached approximately 429 square foot garage, retaining walls, paved driveway, and drainage elements on a 23,885 square foot vacant Planning Commission Finished Agenda May 22, 2008 Page 5

bluff-top lot. Grading quantities total approximately 288 cubic yards of cut and 21 cubic yards of fill. Access to the site would be provided along private easements on an existing driveway extending south from the terminus of the paved public road (El Camino de la Luz).

The discretionary applications required for this project are:

- 1. A <u>Coastal Development Permit</u> for the construction of a new residence in the Appeals Jurisdiction of the Coastal Zone (SBMC Chapter 28.44); and
- 2. A <u>Modification</u> to allow construction of a new residence on a lot without the required 60-feet of frontage on a public street (SBMC § 28.15.080 and § 28.92.110).

A Final Environmental Impact Report (EIR) has been prepared, and prior to an action on the project, the Planning Commission will consider certification of the EIR, and must make findings pursuant to the California Environmental Quality Act Guidelines Section 15091.

Case Planner: Dan Gullett, Associate Planner

Email: dgullett@santabarbaraca.gov

\*\* Continued for further Staff and Applicant review.

Thompson/Larson Vote: 6/0

Abstain: 0

Absent: 1 (Jostes)\*\*

### **ACTUAL TIME: 4:51 P.M.**

C. APPLICATION OF CEARNAL ANDRULAITIS LLP, ARCHITECT FOR SCHAAR HOMES, 101 E. VICTORIA STREET, APN 029-071-013, C-2, COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: OFFICE AND MAJOR PUBLIC/INSTITUTIONAL (MST2006-00758)

The project consists of a proposal to demolish an existing two-story 11,900 square foot commercial office building and construct a new three-story 17,607 square foot commercial building comprised of 50 condominium office units on a 19,725 square foot parcel. A total of forty-five parking spaces would be provided in an underground garage, with eight reserved for the adjacent parcel located at 109 E. Victoria Street.

The discretionary applications required for this project are:

- 1. <u>Modification</u> of the parking requirements to allow less than the number of required parking spaces (SBMC§28.90);
- 2. <u>Tentative Subdivision Map</u> to create a one-lot subdivision for 50 commercial condominium units (SBMC§27.07);
- 3. <u>Development Plan</u> approval to allow 5,707 square feet of additional non-residential development (SBMC§28.87.300); and

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4. Preliminary Economic Development Determination (SBMC28.87.300).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15332 (In-fill Development Project).

Case Planner: Kathleen Kennedy, Associate Planner

Email: kkennedy@SantaBarbaraCA.gov

\*\* Motion to approve project with amended conditions failed.

Bartlett/Myers Vote: 2/3 (Larson, Thompson, White)

Abstain: 0

Absent: 2 (Jacobs, Jostes)

Approved project with added conditions.

Bartlett/Larson Vote: 5/0

Abstain: 0

Absent: 2 (Jacobs, Jostes)

Resolution No. 020-08. \*\*

### THE FOLLOWING PROJECT HAS BEEN CONTINUED TO JUNE 12, 2008

D. <u>APPLICATION OF TRISH ALLEN, AGENT FOR 800 SANTA BARBARA STREET LLC, PROPERTY OWNER OF 800 SANTA BARBARA STREET, APN: 031-012-028, C-2, COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: MAJOR PUBLIC & INSTITUTIONAL/OFFICES (MST2006-00129)</u>

The proposed project involves the demolition of the existing 1,965 square foot one-story commercial building and the construction of a 14,747 square foot, two and three-story mixed-use building containing six residential condominium units and ten commercial condominiums totaling 4,838 square feet. The residential mix includes three three-bedroom units and one two-bedroom unit, ranging in size from 1,316 square feet to 2,249 square feet. The ten proposed commercial condominiums would be range in size from 400 net square feet to 478 net square feet. Twenty-seven parking spaces are proposed in an underground parking structure, with eleven of those spaces provided per a lease agreement with 223 E. De la Guerra Street.

The discretionary applications required for this project are:

- A <u>Tentative Subdivision Map</u> for a one-lot subdivision to create eight residential condominium units and ten commercial units (SBMC Chapters 27.07 and 27.13); and
- 2. A <u>Development Plan Approval</u> to allow 2,878 square feet of net new non-residential use (SBMC §28.87.300).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15332, which allows infill development within urbanized areas.

Case Planner: Irma Unzueta, Project Planner

Email: iunzueta@santabarbaraca.gov

\*\* Continued to June 12, 2008. \*\*

## IV. **ADMINISTRATIVE AGENDA:**

A. Committee and Liaison Reports.

# \*\* Report given \*\*

B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.080.

# \*\* Review given \*\*

- C. Action on the review and consideration of the Draft Minutes and Resolutions continued from May 15, 2008.
  - a. Draft minutes of February 14, 2008
  - b. Draft minutes of February 21, 2008
  - c. Resolution 009-08 3230 State Street
  - d. Draft minutes of April 17, 2008 Special Meeting
  - e. Draft minutes of April 17, 2008
  - f. Resolution 013-08 210 W. Carrillo Street

\*\* Approved as amended. Thompson/Larson Vote: 5/0 Abstain: as noted

Commissioner Larson abstained from February 21, 2008 Commissioners Larson and Thompson abstained from April 17, 2008 Absent: 2 (Jacobs, Jostes) \*\*

- D. Action on the review and consideration of the Draft Minutes and Resolutions listed in I.B.3. of this Agenda.
  - a. Draft minutes of March 06, 2008
  - b. Resolution 010-08

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210 and 216 Miegs and 290 Lighthouse Road

- c. Resolution 011-08 565 Yankee Farm Road
- d. Draft minutes of March 13, 2008
- e. Draft minutes of March 20, 2008
- f. Resolution 012-08 1298 Coast Village Road

\*\* Continued to June 12, 2008. Thompson/White Vote: 5/0 Abstain: 0 Absent: 2 (Jacobs, Jostes) \*\*

# V. **ADJOURNMENT:**

\*\* Meeting adjourned at 7:15 p.m. \*\*